

# \$749,995 - 71 Savanna Parade Ne, Calgary

MLS® #A2236920

**\$749,995**

4 Bedroom, 4.00 Bathroom, 1,949 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Smart Investment + Stylish Living | Income  
Generator in Prime NE Calgary!

Welcome to 71 Savanna Parade NE – A beautifully designed 3-bed, 2.5-bath home with nearly 2,000 Sq. Ft of above-grade living space PLUS a fully finished 1-bedroom illegal basement suite with its own private entrance, perfect for rental income or extended family!

Why You™ll Love This Home? -

Mortgage Helper: The spacious 1-bedroom suite features its own kitchen, bathroom, laundry & entrance – ideal for tenants or multi-generational living.

Modern & Bright: Open-concept main floor with sun-filled living areas and a functional layout designed for both relaxation and entertaining.

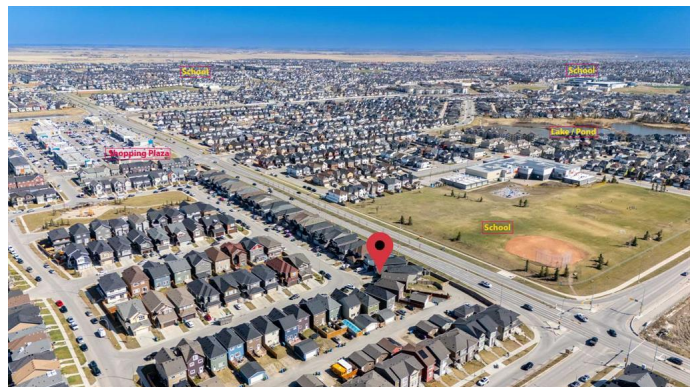
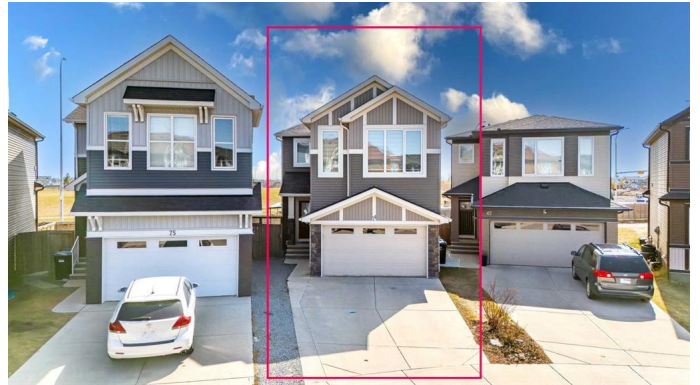
Bonus Room Perfection: A versatile upper-floor bonus room for your home office, playroom, or media lounge.

Peaceful Backyard: Enjoy your private, low-maintenance outdoor space with no rear neighbours for added serenity.

Well-Maintained & Move-In Ready: Clean, cared-for, and ready for its next owner.

?? Unbeatable Location

Situated in the vibrant community of Savanna in Saddle Ridge, you're just minutes from:



Calgary International Airport

Schools, shopping centres & restaurants

Transit, parks & community amenities

Whether you're a first-time buyer, savvy investor, or a growing family looking for extra income—this home checks all the boxes.

?? Don't Miss Out! Homes with income potential in locations like this move fast. Book your private showing today before it's gone!

Built in 2016

### Essential Information

MLS® #	A2236920
Price	\$749,995
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0V8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	53
Zoning	R1-N

## Listing Details

Listing Office	PREP Realty
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